



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



January 7, 2004

James E. Hartl, AICP
Director of Planning

Antonio Cerriteno
1927 W 137th Street
Compton, CA 90222

NOTICE OF VIOLATION

Inspection File No.: EF032371

Dear Mr. Cerriteno:

An inspection was conducted at 3421 Ellison Street in East Los Angeles. This inspection disclosed the following violation(s):

- 1) **The single family residence has been converted into a duplex without meeting current development standards;**
- 2) **The garage has been converted into living quarters;**
- 3) **An unpermitted structure is maintained within the required side yard setback area; and**
- 4) **An inoperable vehicle is maintained on the premises.**

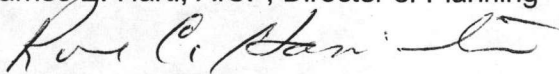
These are not permitted uses in zone R-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.010, 22.20.015, 22.20.025(B), 22.20.105, 22.20.220, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the zoning ordinance **fifteen (15) days within receipt** of this letter. Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Erika Sawyer**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning


Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:ES:rp

cc: Margaret Pagan, East Los Angeles Building & Safety Field Office